



**STAFF REPORT
ACTION REQUIRED**

South of Eastern Planning Study - bounded by Eastern Avenue, Don Valley, Lake Shore Boulevard East and the east side of Woodfield Road – Official Plan and Zoning By-law Amendments - Supplementary Report

Date:	January 15, 2008
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Wards 30 – Toronto-Danforth and 32 Beaches-East York
Reference Number:	04-162466 000 00 TM

SUMMARY

This report is supplementary to the staff report dated December 18, 2007. The report outlines and responds to the comments received at and preceding the January 10, 2007 Community Consultation meeting, refines the proposed Official Plan Amendments to clarify that consideration of retail uses will be limited in this Employment District and recommends further revisions to the site specific amendment for 629, 633 and 675 Eastern Avenue and for the implementing zoning by-law. This report also further clarifies how OPA 5 (the ‘power centre’ opa) fits with the proposed Official Plan Amendments.

RECOMMENDATIONS

The City Planning Division recommends that the recommendations contained in the December 18, 2007 report be replaced with the following:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1.
2. Toronto and East York Community Council direct staff to report to the January 29th, 2008 meeting of City Council with the changes to the draft amendment to the former City of Toronto Official Plan, Attachment No. 2 and the draft Zoning By-law Attachment, No.3 to incorporate the revisions to reflect the revised Secondary Plan.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.
4. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board, if required, in support of the Official Plan and Zoning By-law Amendments.
5. City Council direct staff to bring forward Urban Design Guidelines for the South of Eastern Employment District by the second quarter of 2008.
6. City Council request that:
 - a. the Director of Community Planning, Toronto and East York District report back to Toronto and East York Community Council on the option to rezone the *Parks and Open Space Areas* on the north side of Lake Shore Boulevard East between the Don Valley and Coxwell Avenue “G”;
 - b. the Director of Community Planning and the Director Transportation for Toronto and East York, in consultation with Parks, Forestry and Recreation, report back to Toronto and East York Community Council on the options of greening the median on Lake Shore Boulevard East, east of the Don River and creating a “Grand Boulevard” along this corridor; and
7. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps to implement the foregoing.

Financial Impact

The recommendations in this report have no financial impact.

Community Consultation

As directed by the Toronto Film Board on December 6, 2007 and by Executive Committee, on January 8, 2008, a community meeting was held to review the staff recommendations and receive comments and feedback on those recommendations from the public. Both Councillors Fletcher and Bussin attended, along with approximately 200 people. At the community meeting, through comment sheets (17 returned) and in discussions with interested parties staff have heard the following:

- support for the proposed Secondary Plan
- support for employment uses, especially for the film industry
- desire to maintain the existing studio space
- support for universities, colleges, business and trade schools
- height limit of 30 metres is too high
- only low-rise development should be permitted
- support for environmental policies and greening

- consideration should be given to greening the north/south streets in the District
- five individuals indicated that mixed use, including residential, should be permitted in the South of Eastern Employment District
- connections to the Waterfront and views of the lake are important
- support for retail development and the type of jobs it will bring
- need for clarification of uses being deleted and why
- need for clarification of the live/work permission

COMMENTS

The Economic Function of the Employment District

The City's desired primary economic function of this Employment District is captured in the Official Plan Amendments. The City needs to both retain the existing employment base in the District and support its on-going growth, improvement and intensification in order to meet the employment growth objectives in the Official Plan. This will be achieved by supporting its primary economic function as an Employment District perfectly suited for business activities that will provide stable, well-paid and highly productive jobs. This will be accomplished by allowing the existing industrial and distribution activities to continue to operate effectively and without adverse impacts on their operations, while encouraging the development of new facilities designed to accommodate the knowledge based and creative based sectors of the economy.

The close proximity to the downtown core and the waterfront make this a pivotal location. The proximity to the downtown core is key to the future growth of the District. The continuing evolution of the core, and the film and media business anchors in the waterfront, will create an on-going demand for space and facilities for the sectors noted above that desire to be close to their customers and associates. Also, sectors such as knowledge and creative based industries, media and communications operations, film video and recording production have close linkages within their industries and benefit from being near each other as well as drawing upon the skilled labour force that is already found in this area. This notion has been reinforced in the Vision section (section 1) of the Secondary Plan and in the site specific amendment.

Retail

The Official Plan Amendments limits the amount and function of the retail that can be considered in the South of Eastern Employment District. Concern has been expressed that this is not clear in the Secondary Plan. To ensure that it is absolutely clear staff recommend changes to the draft Official Plan Amendments to state that retailing is limited to a scale and function that supports the economic function of the District. This means that large format, stand alone retail and 'power centres' or any other forms of retail that do not support the economic function of the District are prohibited. Policy 2.2 has been expanded to read as follows:

2.2 Within *Employment Areas*, small scale stores and services that serve area businesses and workers and which support the primary economic function in Policy 2.1 above will be considered. These uses will be considered only within a building that contains employment uses as described in 2.1 above. The uses outlined in 2.1 above must occupy a substantial majority of the floor space and the total floor area of small scale stores and services within a building will be limited in the zoning by-law and restricted to the ground floor. All other retail forms and scale are prohibited.

Staff is recommending including a new policy (2.3) to generally limit the size of any small scale stores and services to a floor area of 300m². This would be similar in size to two storefronts in this area of Queen Street East.

Retail is generally not permitted in the zoning by-law. Staff is not proposing to change this. Any consideration of small scale stores and services will have to go through a development review process. The existing zoning does permit limited retail and service shops such as, a bank branch, a caterer's shop, a dry cleaning shop, a duplication shop, a newsstand and personal grooming establishments if they existed on a lot in July of 1993 and there is the possibility of limited expansion. This is outlined in Section 12(2)270 of the zoning by-law. This also applies to restaurants and take-out restaurants, although they are limited to 475m² and only one restaurant or take-out is permitted on a site.

Official Plan Amendment 5 was adopted by City Council at its meeting on September 13, 2006. The amendment removed the permission for the consideration of 'power centres' in this Employment District. This amendment is under appeal. Once the Official Plan Amendments as proposed by staff are enacted and in effect, OPA 5 will no longer be required and should be repealed.

Allowing a large amount of retail throughout the Employment District or on individual sites would not create the City's desired vision with respect to maintaining and improving a District that can support business activities providing stable, well-paid and highly productive jobs. In the worst case, this may prevent the City from achieving the primary function of the area.

There are many opportunities throughout the City for residential and retail uses. The Central Waterfront abuts this District. Existing plans have been implemented and new plans will continue to be prepared that will allow for substantial residential and retail development. These opportunities are close by – they do not have to be expanded to include this Employment District.

Staff has reviewed the issues concerning quality of jobs and the nature of retail jobs in general. The Gross Domestic Product (\$000s of 1997 dollars) for the Toronto CMA was reviewed in order to assess the economic impact of different types of jobs, and what they contribute to Toronto's GDP. The findings are as follows:

Industry Type	GDP per worker
All industries	\$72.9
Goods Producing Industries	\$82.6
Services	\$71.0
Information and Cultural Industries	\$106.5
Retail	\$33.5

Further work was done to produce the Weighted Average Wages by Type of Employer (non management). The wages are as follows:

- Large Format Retail	\$10.19 per hour
- Business Services	\$27.34
- Manufacturing	\$15.57
- Media/Entertainment	\$15.91
- Other Wholesale	\$15.31
- Other Services	\$19.42

This clearly shows that average hourly salary/wages are highest in the business services and other service sectors. Media/Entertainment, manufacturing and wholesaling are in the middle with large format retail salary/wages lagging behind. Based on the data collected to date, this suggests that the quality of jobs in the retail sector, at least when measured by salary/wages is less than in other sectors.

Response to Comments Received

Many of the comments received were in support of the staff recommendations, but there were some comments that raised concerns with what was being recommended.

Although not mentioned in the meeting, 5 comment sheets that were handed in expressed a desire to see this area develop as a mixed use area that would include residential permission. This Employment District is shown on the Urban Structure Map in the City's Official Plan. Employment Districts are areas for Employment. The City has enough land designated to meet the projected need for residential development and should not be converting employment lands. In keeping with the City's policy regarding the importance of protecting and maintaining employment land from uses that detract from their economic function, the Secondary Plan does not permit a conversion or removal of *Employment Areas* lands in this Employment District for any residential uses.

The live/work permission is proposed for exiting residential properties within the R2 and R3 zones within the District. This is not adding any new residential permission, instead it expands the work options.

There was some support for retail development and the types of jobs it would bring. The comments suggested that retail developed in this area would introduce job opportunities for people with limited education and skills. There are jobs in stores, but for this

particular Employment District the City can't risk losing the overall desired economic function of the District through the introduction of significant retail. The locational attributes of the District and the geography of the District have been discussed in previous reports, and this report recommends strengthening this in the Official Plan Amendments so that it is absolutely clear.

There are areas that do not have a height limit. A 30m height limit is recommended and some community members were concerned that this is too high. Staff do not recommend changing the proposed height limit. The lands affected are separated from the neighbourhood by an 18m height limit on lands that abut Eastern Avenue or at the western end of the District, by Sunlight Park Road.

CONCLUSION

This report takes into consideration the comments we heard at the public consultation meeting and recommends changes to the various amendments to strengthen and clarify the documents before Committee.

Staff will further review changes required to the draft site specific amendment for the Toronto Film Studio site and the draft zoning by-law and recommend reporting directly to City Council.

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Official Plan Amendment
Attachment 3: Draft Zoning By-law

Attachment 1: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item as adopted by City of
Toronto Council
Enacted by Council:

CITY OF TORONTO

BY-LAW No.

To adopt Amendment No. 23 to the Official Plan for the City of Toronto

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 23 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this day of , A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 23 TO THE OFFICIAL PLAN

The following text constitutes Amendment No. 23 to the City of Toronto Official Plan.

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 190.
2. Maps 29 and 32, Site and Area Specific Policies, are amended by deleting all references to Site and Area Specific Policy No. 190.
3. Chapter 6, Secondary Plans, is amended by adding Section 32, South of Eastern Secondary Plan, as attached.

32. SOUTH OF EASTERN SECONDARY PLAN

1. VISION FOR THE SOUTH OF EASTERN EMPLOYMENT DISTRICT

The South of Eastern Employment District is approximately 135 hectares in size. It is a long narrow Employment District located between Eastern Avenue and Lake Shore Boulevard. There are no east/west streets running through the District and many properties abut both Eastern Avenue and the *Parks and Open Space Area* on the north side of Lake Shore Boulevard. With so many large properties and few internal streets, much of the District is only one property deep. The result is that almost all the District is an edge condition with few internal properties. Policies have been developed to address the specific geography of the District, including the proximity and easy access to downtown.

South of Eastern is an established Employment District and plays an important role in the City's growth management strategy. New investment and job creation in this, and other Employment Districts, is needed to meet the City's economic objectives and strategic economic priorities. Employment Districts are areas that are protected for employment growth objectives in order to ensure that they will continue to provide a range of good employment opportunities for the City's residents, build upon existing infrastructure, and provide an urban form that is environmentally sustainable. South of Eastern will accommodate employment growth and meet the needs of a number of the City's key economic clusters and businesses that benefit from good accesses to the downtown core and waterfront precincts. There are opportunities to accommodate growth in existing and new economic sectors. The proximity to the downtown core is essential to many sectors including, knowledge and creative based industries, media and communications operations, film video and recording production. The economic health and vitality of this District

will be maintained and strengthened by reinforcing the existing economic sectors, by encouraging new economic activities and by creating an environment conducive to future employment and economic growth. The film, media, business services, communications and broadcasting, information technology, new media, and cultural/creative sectors will be encouraged to locate within the District.

Retailing uses are restricted within the District to a scale and function that supports the primary office, research and development, film, media, communications, and industrial economic function of the District.

This vision builds upon a firm employment foundation. The employment structure within the District has been reinvented over time illustrating the strong economic endurance of this District and the on-going demand for space near the downtown. This Secondary Plan builds on this and will create an economic environment that will allow employment in office, research and development, film, media, communications and the industrial sectors to grow within the District. To achieve this growth objective, this Plan provides policies that protect and promote the District exclusively for economic activity and supports the creation of well paid, stable, and fulfilling employment opportunities.

In 1991 the area west of Leslie Street was branded the "Studio District" and has functioned successfully as such. This is a pivotal role for this District. Film and Media is a key economic sector in the City. This Secondary Plan puts into place policies that establish the framework to allow this sector to grow and flourish.

There has been significant public investment, particularly related to Lake Shore Boulevard through the dismantling of the Gardiner Expressway ramp. Park lands have been created, public art installed and pedestrian and cycling trails built. It is the City's intent to build upon this public investment to create a revitalized Employment District that will become a desirable

and highly functional location for innovative and creative enterprises.

The South of Eastern District is an entrance to the emerging Central Waterfront area and the entrance to the Downtown. Consideration of this geographic context must underlie all city building objects for the District. The vision for the South of Eastern Employment District should mesh with the vision for these areas by allowing for complementary employment uses, linkages, built form and public realm.

GENERAL POLICIES

The development of the South of Eastern Secondary Plan area will proceed in accordance with the following major objectives.

- 1.1 The City will preserve and enhance a healthy and vibrant Employment District exclusively for employment uses as provided for within this Secondary Plan. Through land use policy, direct investment and marketing initiatives, a high quality work environment will be created that will attract new investment which reinforces existing economic sectors, encourages new economic sectors and creates and sustains well-paid, stable, and fulfilling employment opportunities.
- 1.2 The “Studio District” function and the connections to related uses in the Waterfront and in the surrounding neighbourhoods will be expanded and enhanced.
- 1.3 The City will encourage the creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and to build linkages with film and media businesses in the Central Waterfront area.
- 1.4 Development in this District will create a complementary relationship with the emerging Waterfront and the stable residential neighbourhoods to the north and east.
- 1.5 Sustainable development, at both the community

scale and site level, is encouraged to address the City's environmental objectives related to air quality, green house gas emissions and energy efficiency, solid waste, water quality and efficiency, and urban ecology.

2. LAND USE

The Plan encourages a restricted range of employment uses, including uses that support the existing "Studio District" function. The Plan encourages improved connections, both physically and strategically, to related uses in the Central Waterfront area and in surrounding neighbourhoods.

Policies

- 2.1 *Employment Areas* consist exclusively of manufacturing, warehousing, distribution, , offices, research and development facilities, knowledge and creative based industries, media and communications operations, film, video and recording production and retail outlets which are ancillary and subordinate to the preceding uses.
- 2.2 Within *Employment Areas*, small scale stores and services that serve area businesses and workers and which support the primary economic function in Policy 2.1 above will be considered. These uses will be considered only within a building that contains employment uses as described in 2.1 above. The uses outlined in 2.1 above must occupy a substantial majority of the building floor space and the total floor area of small scale stores and services within a building will be limited in the zoning by-law and restricted to the ground floor. All other retail forms and scale are prohibited.
- 2.3 Small scale stores and services that serve area businesses and workers and which support the primary economic function in Policy 2.1 will generally be limited to a floor area of 300m².

2.4 Within *Employment Areas*, business and trade schools and branches of community colleges or universities which support the primary economic function of the District are permitted.

3. ENVIRONMENT






Climate Change mitigation and adaptation are a priority for the City, and sustainable development is essential in order to address it. Actions must be taken to reduce the ecological footprint of new and existing development such that air and water quality are improved, greenhouse gas emissions and the urban heat island effect are reduced, water and energy are conserved, waste is diverted from landfills and the local ecology and urban forest are enhanced.

Finally, the South of Eastern District also has a role to play in contributing to the City’s goals regarding climate change mitigation and adaptation and sustainable ‘green’ development.

The South of Eastern District is also the entrance to the Central Waterfront, and a fundamental building block for the Central Waterfront is sustainability. Implementation of the following policies will provide a sustainability framework for the area.

Policies	
3.1	Construction of new buildings will be requested to meet minimum environmental performance measures and the rehabilitation of existing buildings will strive to meet the measures as much as possible.
3.2	Due to the proximity to the waterfront, Tommy Thompson Park and the Don River and valley, the District is located in a migratory bird fly-way. All new development must address this and, where possible, this will also be addressed in the retrofit of existing buildings.
3.3	Green roofs will be encouraged in the construction of new buildings, and the retrofit of existing buildings as a means to address storm water management, reduce the urban heat island effect, and energy efficiency.

Toronto Green Development Standard
 The Toronto Green Development Standard (GDS) identifies the minimum environmental performance measures that are to be met in the construction of new buildings and sites. The intent is to build sustainable ‘green’ development that improves air and water quality, reduces green house gas emissions and enhances the natural environment. In particular, the GDS sets performance measures for bird-friendly development, green roofs, energy efficiency and renewable energy. The GDS is rooted in five key environmental issues that the City has identified as priorities:

-  Air quality
-  Energy efficiency and reduced greenhouse gas emissions
-  Water quality and water efficiency
-  Solid waste reduction
-  Urban ecology enhancement

- 3.4 Energy efficiency and the use of renewable energy in new buildings or existing buildings will be encouraged, and supported through incentive programs, where applicable.
- 3.5 Options to develop or connect to district energy plants will be considered.
- 3.6 The City will work with existing and future businesses and landowners to incorporate green technologies and practices.
- 3.7 Green industry, which is compatible with the other objectives of this plan, will be promoted.
- 3.8 New development in this District will be consistent with the area's identification as a Special Policy Area.

Green Economic Sector Development Strategy
 The Green Economic Sector Development Strategy: People, Planet and Profit: Catalyzing Economic Growth and Environmental Quality in the City of Toronto promotes green business practices and actions to foster innovation of environmental and clean energy sector development.

4. PEDESTRIAN ENVIRONMENT, TRANSPORTATION AND PARKING

A significant part of achieving an economically viable Employment District lies in effective transportation. Both Eastern Avenue and Lake Shore Boulevard serve a vital function of moving the City's population along the southern edge of the City. Transportation and transit will connect South of Eastern to other areas of the City.

- | Policies | |
|----------|--|
| 4.1 | Existing transit service, including linkages to the surrounding area will be improved, as needed, in conjunction with ongoing reinvestment within the District. The list of transit improvements would include the additions of new transit stops along Eastern Avenue. |
| 4.2 | As lands develop, opportunities will be explored to improve the internal circulation within the District by creating new public streets and/or creating and protecting for shared driveway connections. Additional east/west and north/south linkages will be promoted to reduce the dependence on the perimeter roads and to limit the number of accesses across the lands designated <i>Parks and Open Space Areas</i> along the north side of Lake Shore Boulevard. |

- 4.3 New street intersections and driveway access points to and from Lake Shore Boulevard and Eastern Avenue will be limited and only be considered if they are consolidated to serve a shared use among properties.
- 4.4 Redevelopment of lands may require new streets. New streets will be designed to accommodate cycling connections, sidewalks, streetscaping, potential on-street parking and public utilities.
- 4.5 Pedestrian and cycling connections should be encouraged through the District. An improved internal network of streets and walkways will facilitate pedestrian and cycling linkages to the broader pedestrian system.
- 4.6 The infiltration of commuter traffic with destinations that could take them through surrounding neighbourhoods will be discouraged.
- 4.7 Developments in the District will be required to meet the City's guidelines regarding Transportation Demand Management (TDM) to minimize automobile use, and identify implementation measures to achieve TDM objectives.

5. PARKS AND OPEN SPACE

Adjacent land east, west and south of this District is designated *Parks and Open Space Areas*. Lake Shore Boulevard connects existing and planned waterfront green space. Significant new parks are being developed in the Port Lands and West Don Lands. Also, the Lower Don Lands work and the Don Mouth Naturalization and Flood Protection Project continue. These are all significant public initiatives and it is imperative that the green space in the District, and the connections to the surrounding area, be protected and enhanced, and complement the significant public improvements.

- Policies
- 5.1 The lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard are part of the green open space network in Toronto. These lands are an important

- green linkage between park land to the east and south, and to the emerging waterfront precincts to the south and west. There is a continuous sidewalk and a bicycle trail on these lands. The City will limit access over these lands so as not to interfere with the designated purpose of the lands and to ensure that the focus on pedestrians and cyclists is maintained.
- 5.2 The western edge of the district abuts the *Parks and Open Space Areas* designation and the natural heritage system. Adjacent development must recognize and reinforce the goals of creating a green linkage along the east side of the Don River.
- 5.3 Publicly accessible open spaces are encouraged.

6. RELATIONSHIP WITH THE WATERFRONT

The dismantling of the Gardiner Expressway ramp, completed in 2003, created the opportunity to connect the neighbourhood to the north to the emerging waterfront. Any new development in the South of Eastern District must be reviewed within the emerging city building framework.

- Policies
- 6.1 The City supports and encourages actions that will result in further pedestrian and cycling linkages between the South of Eastern District and West Don Lands, including a bridge connection over the Don River.
- 6.2 The City supports and encourages actions that will result in further pedestrian and cycling linkages through this District to link to Lake Ontario Park.
- 6.3 If a limited number of new intersections along the Lake Shore Boulevard are to be considered, then they should be designed to provide access to the lands within this District and to also improve connections south into the Port Lands.

7. URBAN DESIGN AND PUBLIC REALM

The design of the public realm and relationships between new and existing buildings, and the surrounding community,

will be key to enhancing the identity for the South of Eastern District. The public realm is the part of the City that is enjoyed by all of us. This is an asset to area residents, land owners, businesses and workers. As this District redevelops, the quality of the public realm should be improved. Urban design guidelines will be created to set out a framework for development.

Policies	
7.1	Built form must address the stable neighbourhoods to the north, the emerging redevelopment of the Port Lands to the south, and strongly define the public realm.
7.2	Lands within the public realm and adjacent private property will be developed to promote a healthy and comfortable pedestrian environment.
7.3	Buildings adjacent to the lands designated <i>Parks and Open Space Areas</i> along Lake Shore Boulevard must provide the backdrop and frame the open space.
7.4	Buildings should provide pedestrian entrances and animated edges to enhance the activity and visibility.
7.5	Building height must respect the residential neighbourhood to the north, the surrounding <i>Parks and Open Space Areas</i> and the prominence of the street frontage. If there is consideration of taller buildings along the street edges, the building should step back at upper floors in order to address the space and proportion of the street.
7.6	Parking should be set back behind buildings, underground or in structures screened from streets and the public realm. If surface parking is to be considered it will include plantings and surface treatments to enhance the appearance of the parking area and to achieve the City's environmental objectives.
7.7	Tree planting and landscaping using native species will be encouraged on private lands where appropriate, especially as buffers between properties and within parking areas.

Design Guidelines for Green Surface Parking Lots

Draft Design Guidelines for Green Surface Parking Lots have been released for consultation. The Guidelines provide specific strategies and measures to be applied to surface parking lots to help meet the Official Plan policies and environmental performance targets for the Toronto Green Development Standard.

- 7.8 Street trees will be encouraged along any new streets and, through the development process, on existing streets. Landscaping using native plants and shrubs is encouraged.
- 7.9 Where there is limited space for trees to grow within the public right-of-way, sufficient building setback will be required to accommodate tree planting.
- 7.10 Sidewalks should be continuous and on both sides of streets and curb cuts should be minimized.
- 7.11 Pedestrian access to public transit and bicycle routes should be improved.
- 7.12 The Eastern Avenue right-of-way is relatively narrow, including the sidewalks. Redevelopment along the south edge of the street should incorporate design features that improve this condition and significantly improve the quality and character of this space, including wider public sidewalks where appropriate.

8 SITE AND AREA SPECIFIC POLICIES

- 8.1 **42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 ½ Carlaw Avenue and 523-549 Eastern Avenue**

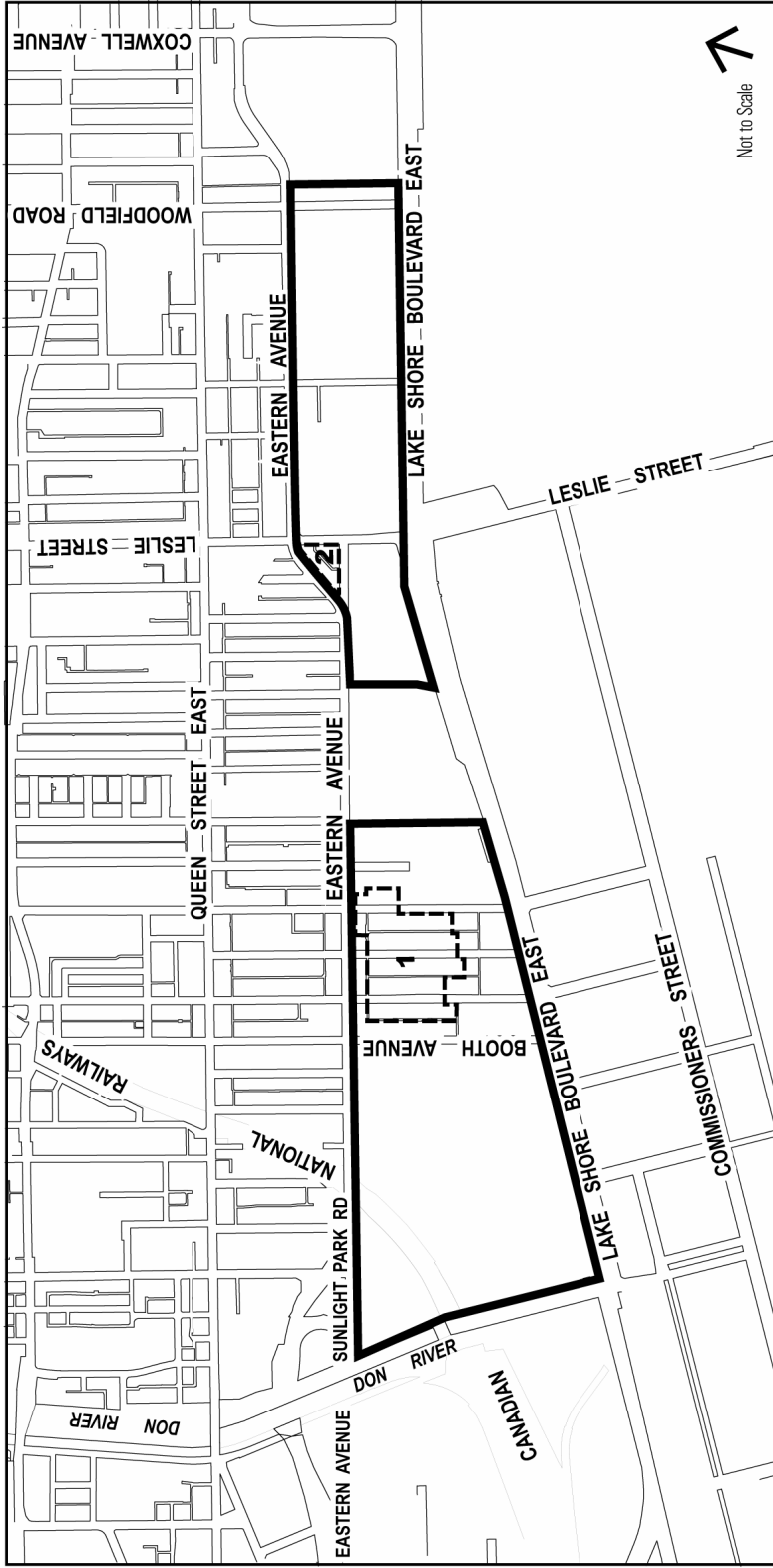
Residential uses existing on November 26, 2002 are permitted.
- 8.2 **Lands bounded by Eastern Avenue, Mosley Street and Leslie Street**

Within the *Neighbourhood Areas* designation live/work units are permitted.

9. INTERPRETATION

Policies

- 9.1 The lands affected by the South of Eastern Secondary Plan are shown on Map 32-1.
- 9.2 The numbered policies (shaded text) and map of this Secondary Plan are the Plan's policies. Other non-policy text (unshaded text) under each section heading is provided to give context and background and assist in understanding the intent of policies.



Official Plan Amendment No. 23

South of Eastern

Context MAP 32-1 Secondary Plan

-  Secondary Plan Boundary
-  Site and Area Specific Policies

File # 04_162466
12/15/07

Attachment 2: Draft Official Plan Amendment

Draft Official Plan Amendment to the former City of Toronto Official Plan

18.____Lands Known as Nos. 629, 633 and 675 Eastern Avenue

See Map 18.____ at the end of this Section.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.____to permit the erection and use of any building containing office uses, small scale stores and services that serve area businesses and workers within in a building that contains offices uses or other uses permitted in the Restricted Industrial Area, business and trade schools and branches of community colleges or universities.

This site is at the centre of the Restricted Industrial Area. Given the context, any redevelopment of this site will proceed in accordance with the following:

Linkages

- (a) improvement of the connections, both physically and strategically, to related uses in the Central Waterfront area and to the surrounding neighbourhoods;
- (b) creating a complementary relationship with the emerging Waterfront to the south and the stable residential neighbourhoods to the north and east;
- (c) building linkages with film and media businesses in the Central Waterfront area;

Building

- (d) improvement to the internal circulation within the Employment District;
- (e) additional east/west and north/south linkages to reduce the dependence on perimeter roads, facilitate pedestrian and cycling linkages to the broader pedestrian system and limit the number of accesses across the lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard East;
- (f) if new streets are required, they will be designed to accommodate cycling connections, sidewalks, streetscaping, potential on-street parking and public utilities;
- (g) new street intersections and driveway access points to and from Lake Shore Boulevard will be limited and considered if they are consolidated to serve shared use among properties;
- (h) a single consolidated access/egress point onto Lake Shore Boulevard will provide a shared use driveway among properties;

- (i) screen any parking garage/structure/area from any public roads;
- (j) creation of a clearly marked public pedestrian walkway/cycling connection in a north/south direction between Eastern Avenue and Lake Shore Boulevard East satisfactory to the City;

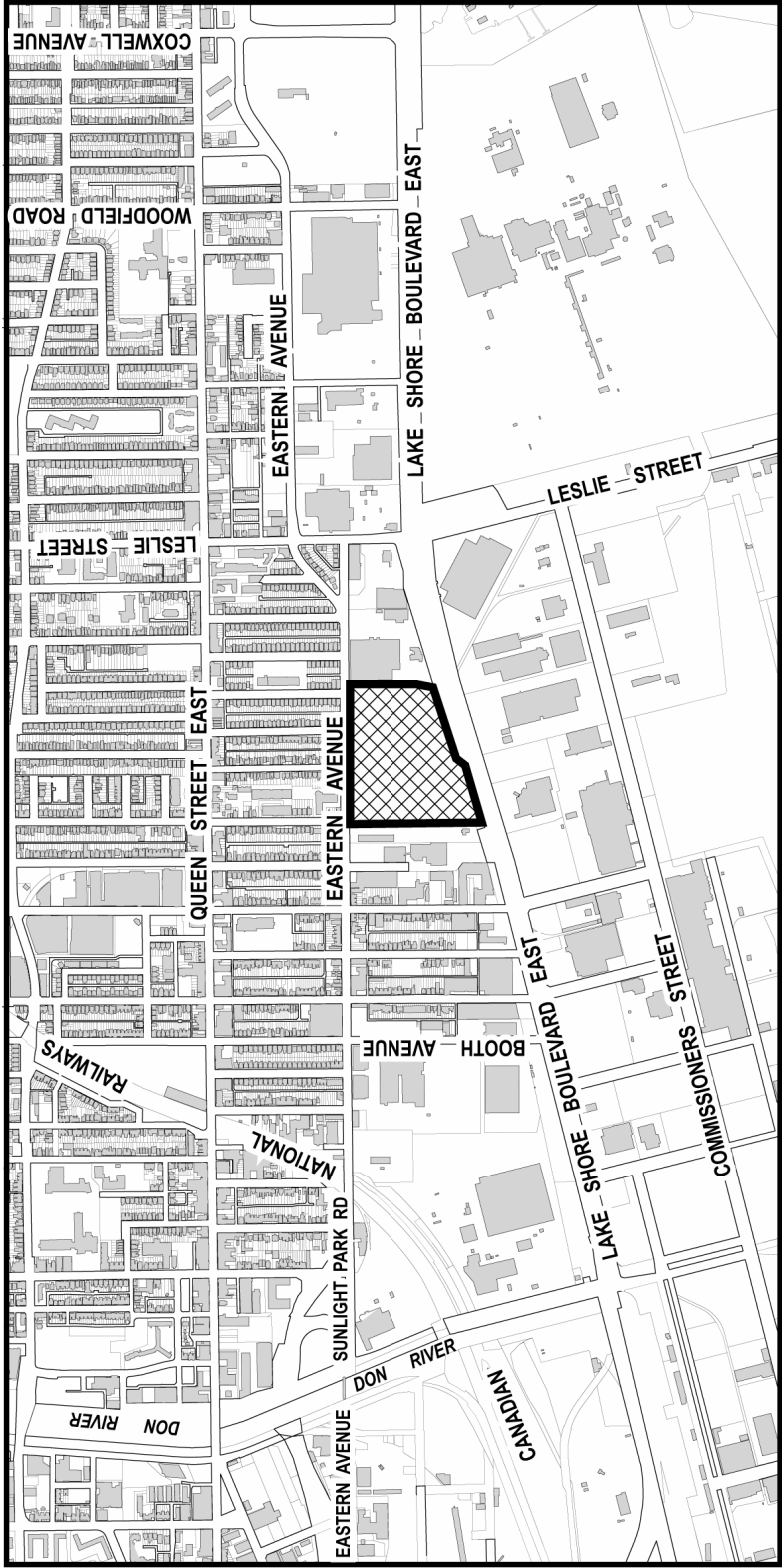
Public Realm

- (k) the quality of the public realm must be improved to create/promote a healthy and comfortable pedestrian environment;
- (l) a building setback of at least 2 metres, above and below grade, from the north property line will be required;
- (m) tree planning and landscaping using native species will be encouraged on private lands as buffers between properties, around and within parking areas;
- (n) redevelopment along the southern edge of Eastern Avenue should improve the quality and character of the right-of-way including sidewalks;

Any redevelopment also has to address the following:


Environment

- (o) the City's environmental objectives related to air quality, green house gas emissions and energy efficiency, solid waste, water quality and efficiency and urban ecology;
- (p) construction of new buildings to meet minimum environmental performance measures and the rehabilitation of existing buildings;
- (q) the migratory bird fly-way;
- (r) green roofs for new buildings and retrofit of existing buildings to address storm water management, reduce the urban heat island effect and energy efficiency;
- (s) use of green technologies and practices; and
- (t) meet minimum environmental performance targets and the rehabilitation of existing buildings will strive to meet the targets as much as possible.



Toronto City Planning
**Amendment to the Former City of Toronto
 Official Plan**

**South of Eastern
 629, 633 and 675 Eastern Avenue**
 File # 04_162466

 Toronto Film Studios
 629, 633 and 675 Eastern Avenue
 Lands subject to OMB hearing

 Not to Scale
 12/15/07

Attachment 3: Draft Zoning By-law

South of Eastern Avenue

Authority: Toronto and East York Community Council
Enacted by Council:

CITY OF TORONTO

BY-LAW NO. -2008

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and east of Woodfield Avenue

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 438-86, as amended, is further amended by:
 - (1) Adding to Section 12 (1) Permissive Exceptions the following exception:

___#___ within the I1, I2, I3 and IC zones in the area bounded on the north by Sunlight Park Road and Eastern Avenue, on the west by the Don Valley, on the south by Lake Shore Boulevard East and to the east by and including the properties fronting on the east side of Woodfield Road, offices are a permitted use.
 - (2) Adding to Section 12 (2) Restrictive Exceptions the following exception:

___#___ No person shall erect or use a building or structure, on a lot within the area bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the properties fronting on the east side of Woodfield Road, for the following purposes:

drive-through facility, open storage yard, builders' supply yard, taxicab stand or station, automobile service and repair shop; automobile service station; car washing establishment, motor vehicle repair shop, class A, motor vehicle repair shop, class B, tannery, and place of worship. Where open storage yards exist on December 31, 2007 and are accessory to other uses permitted by the by-law they will be screened from the public.
 - (3) Within the R2 and R3 zones located south of Eastern Avenue and shown on the map below *Live/work units* are permitted.

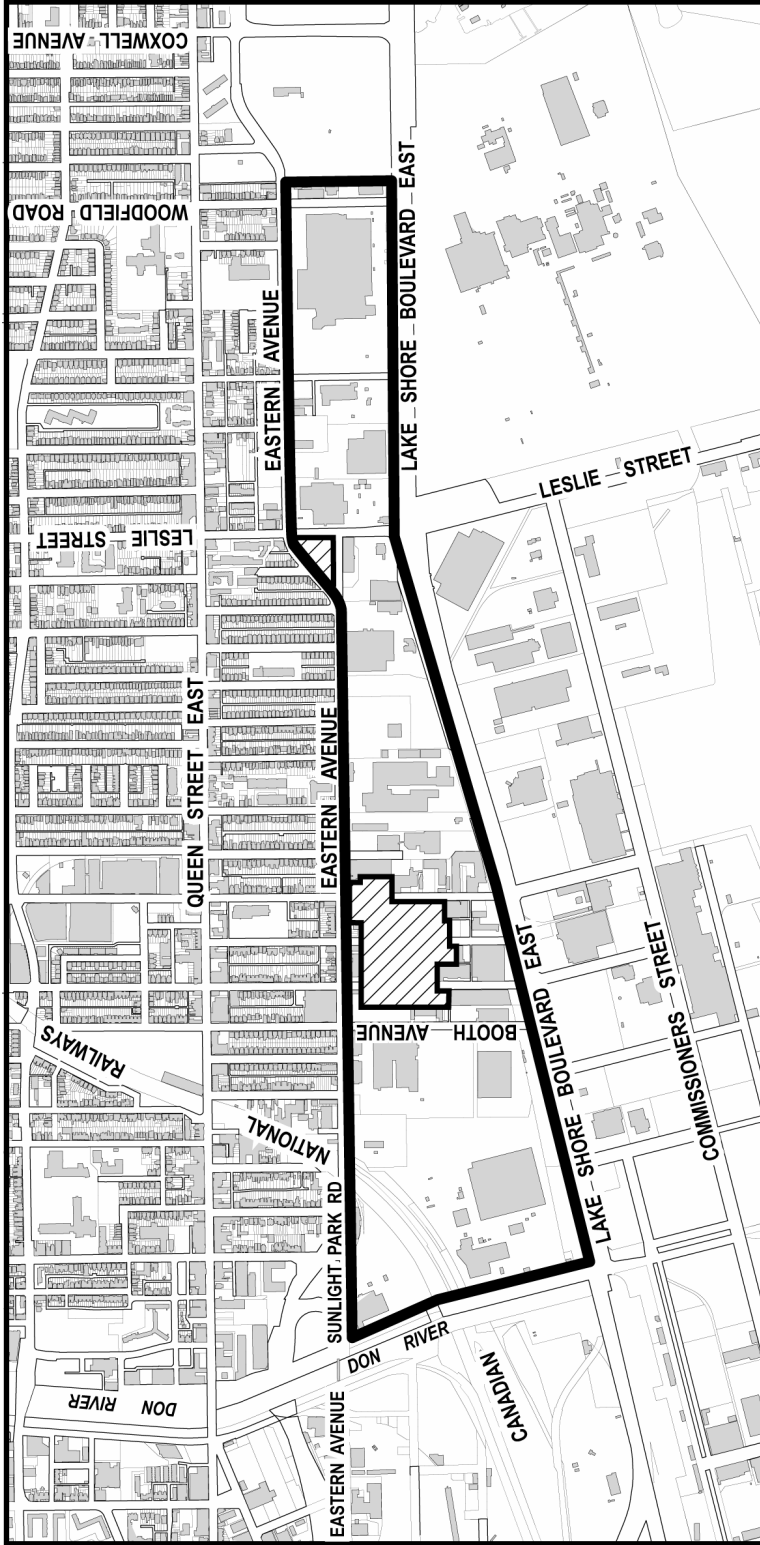
2. District Map Nos. 52G – 321, 52G-322, 52G-323, 52G – 324, 53G – 321 and 53G – 322 contained in Appendix “B” of By-law No. 438-86, are amended by:
 - (a) Adding a 30 metre height limit, for the lots in an I2, I3 or IC zones within the South of Eastern Area, where no height limit is indicated.
3. In the South of Eastern Area, shown on the map below, a minimum building setback of two metres, above and below grade, from any lot line abutting the following streets, Sunlight Park Road Eastern Avenue and between the Don Valley and Woodfield Road, including 1 Woodfield Road.
4. Repeal Exception 12 (1) 160 “to prevent the use of the lot known in 1981 as 633 Eastern Avenue for the purpose of a tannery, provided the non-residential gross floor area does not exceed 3 times the area of the lot”.
5. Repeal the Minimum Lot Frontage requirement of 4.5 metres for a detached house, semi detached house, row house, duplex, or triplex, shown on Map 53G – 321 Appendix “B” and Map 53G – 322 Appendix “B”.
6. For the purposes of this by-law:
 - (1) *Live/work unit* means a dwelling unit that is also used for work purposes, provided only the resident or residents of such accommodation work in the dwelling unit and may also be used for work purposes by any number of persons.
 - (2) *South Of Eastern area* is bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the lands fronting on the east side of Woodfield Road.

ENACTED AND PASSED this day of ,A.D. 2008

SANDRA BUSSINS,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



**Amendment to Former City of Toronto
Zoning By-Law 438-86**

-  South of Eastern Part II Area
-  Live / Work Units are Permitted

South of Eastern

File # 04_162466

